



**FINAL**

TOWN OF GRANTHAM NEW HAMPSHIRE

PLANNING BOARD MEETING MINUTES

JUNE 5, 2025

Jerry Whitney Memorial Conference Room

**I. CALL TO ORDER**

Chair Peter Guillette called the meeting to order at 7:04 p.m. on Thursday, June 5, 2025.

**II. Roll Call:** Chair Peter Guillette, Jacob Noble, Ralph Beasley, Selectmen's Representative Jeremy Walla, and Board Clerk Emily Owens

**Public:** Alternate Steven Bookless, Alternate Scott Shull, ZBA Board Member Tod Lloyd and Ronald Shepherd

Chair Guillette appointed Steven Bookless to the position of a full voting member for this application because V.C. Bob (Robert) Benson was unavailable to attend the meeting.

**III. APPROVAL OF MINUTES**

Board Member Jacob Noble made a motion to accept the minutes from April 17, 2025 and May 1, 2025, seconded by Board Member Ralph Beasley. ***Unanimously Approved by Roll Call***

**IV. PUBLIC COMMENTS ON NON-AGENDA ITEMS: NONE**

**V. CORRESPONDENCE: NONE**

**VI. REPORTS FROM OFFICERS/COMMITTEES (MPC):**

Master Plan Chair Jacob Noble updated the PB that the MPC met with Tim Josephson remotely and reviewed his comments on the questions that the Master Plan Committee put together. There were a few items that need to be finalized by Jacob and then Tim will put a draft of the survey out to members to review and comment on. The tentative release date for the survey is Old Home Day, June 28th.

**VII. OLD BUSINESS**

**Subdivision Regulations**

Board Clerk Owens finished formatting the document, sent the document back to Vickie to update a few section references, there is reference to a checklist in the document that will need to be added, the table of content will need to be updated, and finally the document will be sent to the PB.

**Review of Procedures**

Board Clerk Owens sent the PB the final copy of the Rules of Procedure, the meeting tonight was posted as a public hearing, and the final version was available online. Chair Guillette asked if there were any comments from the public, ZBA Board Member Tod Lloyd thought that the PB being able to reverse their decision with cause was a good thing. Chair Guillette closed the public hearing and entertained a motion to approve the Planning Board Rules of Procedure as printed. Selectmen's Representative Jeremy Walla moved the motion and Board Member Jacob Noble seconded it. ***Unanimously Approved by Roll Call***

**Minor Subdivision: 03-2025-03; Cider Hill Development, LLC; 1482 Route 10 North Map 212 Lot 027**

NHDOT approved the driveway permit and DeeAnn Shepherd brought the mylar drawing to the PB for them to sign and send to SCRD.

**VIII. NEW BUSINESS**

**Minor Subdivision: 06-2025-01; M.R.S Subdivision Ronald J. Shepherd, 204 Dunbar Hill Road M/L 233-121**

Chair Guillette introduced the application, a Minor Subdivision, and began by presenting the drawings from the Boundary Line Adjustment from October 2024 to compare to the drawings submitted for the minor subdivision. The parcel of land on the most recent drawing did not match the approved changes from the boundary line adjustment. Additionally, the parcel was divided into four plots which would be considered a major subdivision. The Planning Board reviewed that there are different options for Mr. Shepherd such as limiting the parcel to 3 plots total including the house or completing a major subdivision. A major subdivision would be more cost effective for Mr. Shepherd and he explained that the subdivision that he is proposing would not require roads or other items that are required for a major subdivision. It was suggested that Mr. Shepherd come back before the PB with a preliminary major subdivision and have the PB look at his proposal to save him some time and resources. Additionally, Mr. Shepherd could explain in a letter to the PB why he does not think that the sections like roads and power are not applicable to his major subdivision. Mr. Shepherd asked if he needed to show entire parcel on the drawing and the PB responded yes so they can determine what the final parcels will all look like.

Chair Guillette entertained a motion to declare the application as incomplete. Board Member Jacob Noble moved the motion and Board Member Steven Bookless seconded it. ***Unanimously Approved by Roll Call***

**IX. PUBLIC COMMENTS – NONE**

**X. ADJOURNMENT**

There being no further business Board Member Steve Bookless made a motion to adjourn, seconded by Board Member Jacob Noble, approved by all members, and the meeting adjourned at 7:36 p.m. The next regular meeting of the Planning Board is scheduled for July 3, 2025, at 7:00 p.m. in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall.

Respectfully Submitted,

Emily Owens  
Planning Board Clerk